



Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: May 21, 2013

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Appeal of the Heritage Preservation Commission's determination that 2320 Colfax Avenue South met the Heritage Preservation Regulations' definition of a historic resource.

Recommendation: Notwithstanding staff recommendation, the Heritage Preservation Commission **granted** the appeal of the Planning Director's determination which stated that 2320 Colfax Avenue South did not meet the Heritage Preservation Regulations' definition of a historic resource on the contention that the property exemplified the work of a master builder and architect, Theron Potter Healy, on April 16, 2013.

Previous Directives: N/A

Prepared by: John Smoley, Ph.D., City Planner, (612) 673-2830

Approved by: Hilary Dvorak, Principal Planner, (612) 673-2639

Presenters in Committee: John Smoley, Ph.D., City Planner, (612) 673-2830

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The Lowry Hill East Neighborhood Association and property owners within 350 feet of 2320 Colfax Avenue South were notified of the Zoning and Planning Committee meeting by letter on May 10, 2013.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60-120-day decision period: N/A

Background/Supporting Information

On September 12, 2012, Pete Keely submitted an application for a historic review letter for the subject property. On September 25, 2012, CPED issued this letter (Attachment 1b), noting that the property did not meet the definition of a historic resource.

On February 26, 2013, Doboszenski and Sons, Incorporated submitted a Wrecking/Moving application for the residence at 2320 Colfax Avenue South. On March 8, 2013, CPED signed off on the permit, reaffirming that the subject property did not meet the Heritage Preservation Regulations' definition of a historic resource.

On March 15, 2013, Anders Christensen submitted an Appeal of the Planning Director's determination that 2320 Colfax Avenue South did not meet the Heritage Preservation Regulations' definition of a historic resource. Notwithstanding staff recommendation, the Heritage Preservation Commission granted the appeal of the Planning Director's determination which stated that 2320 Colfax Avenue South did not meet the Heritage Preservation Regulations' definition of a historic resource on the contention that the property exemplified the work of a master builder and architect, Theron Potter Healy, in an 8-2 vote at their April 16, 2013, meeting.

On April 18, 2013, Michael Crow, the property owner of 2320 Colfax Avenue South, submitted an Appeal of the Heritage Preservation Commission's determination that 2320 Colfax Avenue South meets the Heritage Preservation Regulations' definition of a historic resource. CPED has withheld issuance of the Wrecking/Moving application pending the results of this appeal. The CPED staff report is attached.

Supporting Material

- A. April 16, 2013 HPC Staff Report with Attachments
- B. April 16, 2013 HPC Meeting Minutes
- C. Public Comment Submitted to Ward 10 Council Office
- D. Public Comment Submitted to Staff